

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**JANUARY 28, 2014**

**7:00**

**CALL TO ORDER:** R. Amato called the meeting to order at 7:04.

**Present:** R. Amato, G. Fogarty, J. Duncan, R. LaBonte , V. Smith, J. Gadbois Alt., R. Serra (SECCOG Planner)

**Absent:** G. Walter, R. Savalle, Alt., E. Wenzel Alt., Vacancy Full,

**Guests** See File Copy

**M/S/C (LaBonte/Smith) to seat J. Gadbois for G. Walter**

Additions to agenda: Budget review and report on SECCOG discussion of affordable housing under new business.

**PUBLIC HEARING:** **None**

**PETITIONERS:** **L. Morrow, 26 Fairy Lake Road-Amendment to allow hens as an accessory to a single family residential use.**

R. Serra stated the applicant received a violation for having chickens on a property that was not zoned for chickens. The applicant decided to submit an application for a zoning change that would allow for chickens (hens) on residential properties

L. Morrow, 26 Fairy Lake Road, applicant, stated she lives in an RU A zone which does not allow for the keeping of hens. She state she worked with R. Serra and looked at other town's regulations to see what they did. She stated that many towns allow the keeping of hens with varying conditions on how many hens you are permitted. She understands there would be conditions such as housing of hens, setbacks, how many hens would be permitted and possibly lots size restrictions.

**M/S/C (Smith/LaBonte) to schedule a public hearing on March 18, at the Salem Town Hall at 7:00 for the Morrows to allow an amendment for keeping of hens . Vote: Approved Unanimously**

PUBLIC COMMENT-None

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

1. **November 26, 2013, 2013  
M/S/C (Fogarty/Smith) to approve the November 26, 2013  
minutes as amended:**

*We should ~~right~~ write the vision and make it plain.*

**Vote: Approved Unanimously**

**OLD BUSINESS**

None

**NEW BUSINESS**

1. **2014/2015 Budget**  
The members discussed the budget to be presented to the Board of Finance.

**M/S/C (Fogarty/Smith) to submit the proposed budget in the amount of \$30,000 to the Board of Finance. Vote: Approved Unanimously**

2. **Affordable Housing**

R. Amato stated he went to SECCOG and heard a presentation by Partnership for Strong Communities. The presentation discussed the need for affordable housing but also the difficulties with the affordable housing statute. He stated it was a complicated issue and is based on median income.

3. **Elections  
Secretary**

V. Smith was nominated by J. Duncan

R. LaBonte was nominated by R. Amato he declined the Nomination

V. Smith was elected Secretary

**Vice Chairman**

J. Duncan was nominated by V. Smith

J. Duncan was elected Vice Chairman

**Chairman**

G. Fogarty was nominated by R. Amato

G. Fogarty was elected Chairman

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION  
REPORT: Submitted (see file copy)**

**1. Town Planner Report-**R. Serra informed the members of a number of issues;

- FOIA seminar
- SECCOG –two work sessions for land use  
Procedures for Land Use  
Plan Review
- CT River Coastal River Conservation Commission request for \$1531.00
- Legal case study information from S. Byrne regarding Special Exceptions with waivers
- DOT property by Route 11 and Witch Meadow Road, including a letter from S Byrne. (See File Copy)
- R. Serra stated that the Commission should look at the regulations and discuss adding a definition for “Public Building” in preparation for a possible museum next to the school

**PLUS/DELTAS:** The Commission discussed the positive and negative aspects of the meeting.

**CORRESPONDENCE:** None

**ADJOURNMENT:**

**M/S/C (Smith/LaBonte) to adjourn at 8:41 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,**

**Sue Spang**

**Recording Secretary**